

RECORD OF SURVEY AND
BOUNDARY LINE ADJUSTMENT FOR
MOUNTAINS WEST RANCHES

LOCATED IN SECTIONS 10 AND 15
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren J. Grant, and Treaven Grant, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment plat.

ORIGINAL PROPERTY DESCRIPTIONS

WARRANTY DEED, RECORDED 7 MAY 2018
AS FOUND BY ENTRY #515171 AT PAGES 1 AND 2

PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 10:
The East half of the Southeast quarter of the Southwest quarter; the East half of the West half of the Southeast quarter of the Southwest quarter. Tax ID #3261-1
PARCEL 2: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 15:
The East half of the Northeast quarter of the Northwest quarter; the East half of the West half of the Northeast quarter of the Northwest quarter; the East half of the Southeast quarter of the Northwest quarter; the East half of the West half of the Southeast quarter of the Northwest quarter. Tax ID #3286-1

NEW PROPERTY DESCRIPTIONS

PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN.
THAT PORTION IN SECTION 10: Beginning at the South 1/4 Corner of Section 10; thence South 89°34'36" West 981.66 feet along the section line to the Southwest Corner of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter; thence North 0°06'59" West 1317.96 feet to the Northwest Corner of said E1/2 of said W1/2 of said SE1/4 of said SW1/4; thence North 89°39'42" East 983.56 feet to the Northeast Corner of said SE1/4 of said SW1/4; thence South 0°02'00" East 1316.51 feet to the point of beginning, containing 29.715 acres.
THAT PORTION IN SECTION 15: Beginning at the North 1/4 Corner of Section 15; thence South 0°25'51" East 570.00 feet along the north-south 1/4 section line; thence West 779.65 feet; thence North 43°00'00" West 298.84 feet to a point on the West line of the East Half of the West Half of the East Half of the Northwest Quarter; thence North 0°24'38" West 344.18 feet to the Northwest Corner of said E1/2 of said W1/2 of said E1/2 of said NW1/4; thence North 89°34'36" East 981.66 feet to the point of beginning, containing 12.261 acres.

PARCEL 2: TOWNSHIP 3 SOUTH RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 15:
Beginning at the Center of said Section 15; thence South 89°53'58" West 982.62 feet to the Southwest Corner of the East Half of the West Half of the Northwest Quarter; thence North 0°24'38" West 2301.49 feet along the East Half of the West line of said E1/2 of said W1/2 of said E1/2 of said NW1/4; thence South 43°00'00" East 298.84 feet; thence East 779.65 feet to a point on the north-south 1/4 section line; thence South 0°25'51" East 2087.20 feet to the point of beginning, containing 47.593 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a survey for a Boundary Line Adjustment, and then prepare a Record of Survey plat
BASIS OF BEARING: North 89°34'36" East from the Corner of Sections 9, 10, 15, and 16 to the 1/4 Corner of Sections 10 and 15, according to a Record of Survey on file in the Duchesne County Surveyor's Office, file #401.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREN J. GRANT, PRESIDENT OF MOUNTAINS
WEST RANCHES, A J.T. GRANT COMPANY.

ACKNOWLEDGEMENT

State of Utah }
County of Duchesne } s.s.

On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, the signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

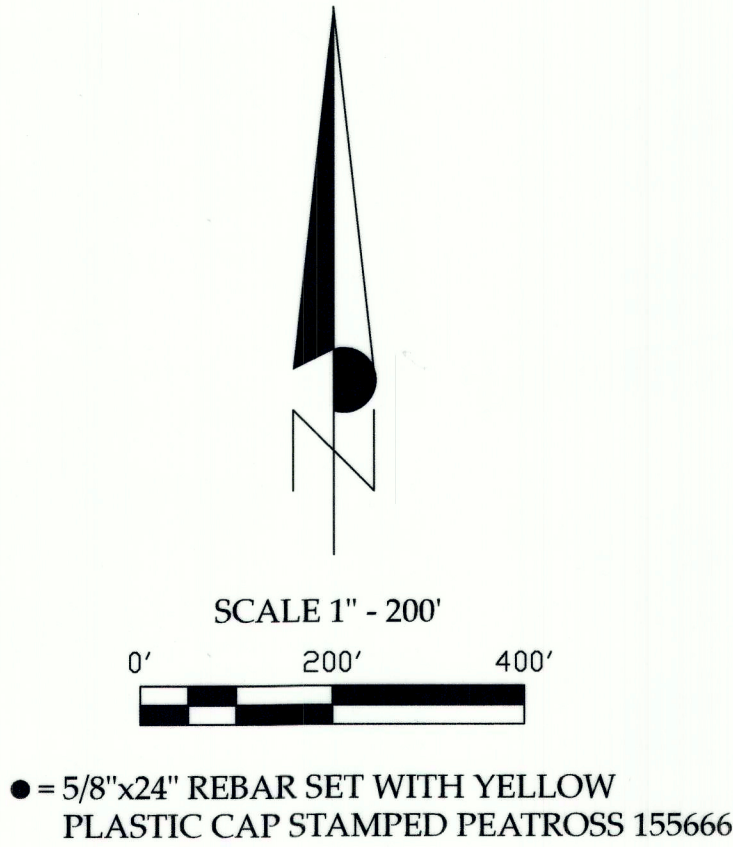
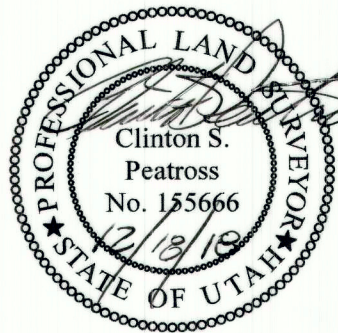
Notary Public

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 12/18/201

SHEET : 1 OF 1 JOB NAME: MTNS WEST RANCHES JOB# 122



DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah }
County of Duchesne } s.s.

Entry Number _____

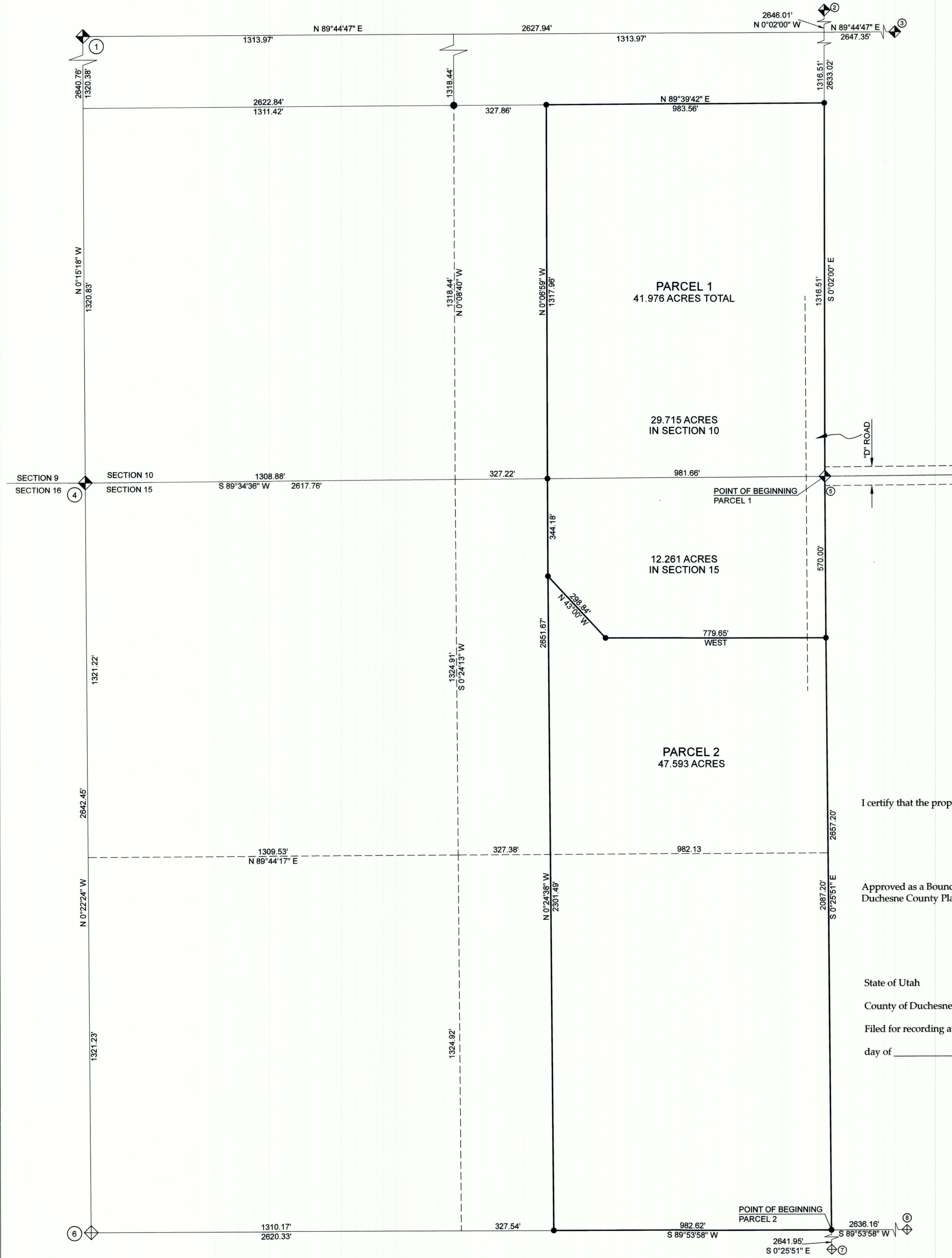
Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

DESCRIPTION OF POINT NUMBERS

- #1 Found an aluminum county monument at the West 1/4 Corner of Section 10.
#2 Found an aluminum county monument at the North 1/4 Corner of Section 10.
#3 Found an aluminum county monument at the East 1/4 Corner of Section 10.
#4 Found an aluminum county monument at the Corner of Sections 9, 10, 15, and 16.
#5 Found an aluminum county monument at the 1/4 Corner of Sections 10 and 15.
#6 The position of the West 1/4 Corner of Section 15 is taken from Record of Survey #401.
#7 The position of the South 1/4 Corner of Section 15 is taken from Record of Survey #401.
#8 The position of the East 1/4 Corner of Section 15 is taken from Record of Survey #401.



County Surveyor's File # 4216